



CITY OF DURHAM | DURHAM COUNTY
NORTH CAROLINA



Date: February 17, 2014

To: Thomas J. Bonfield, City Manager

Through: Keith Chadwell, Deputy City Manager
Steven L. Medlin, AICP, Planning Director
Patrick Young, AICP, Assistant Planning Director

From: Scott Whiteman, AICP, Planning Supervisor

Subject: Coordinated Annexation Agenda Item: Farrington Road Baptist Church

Executive Summary. A request for utility extension agreement, voluntary annexation, and initial zoning has been received from LRC V, LLC for an 8.00 acre portion of properties located at 6804 & 6808 Farrington Road. The applicant has requested an initial zoning designation of Residential Rural (RR), which is consistent with the City Council policy of identifying the least intense zoning based on the Development Tier and the size of the lot, as appropriate for initial zoning. A site plan has been submitted for the subject site (Case D1300283) which proposes an approximately 24,000 square foot place of worship. A minor special use permit will be required prior to final site plan approval and an application has been submitted for the use permit (Case B1300045).

Public Works and Water Management performed a utility impact analysis for the utility extension agreement and determined that adequate public water and sewer service exist for this site. The proposed development has submitted an annexation petition for approval by City Council. Budget and Management services performed a fiscal impact analysis, which determined that the proposed annexation will be revenue-positive.

One motion, with three components, is required by law to approve the utility extension agreement, voluntary annexation petition, and zoning map change.

Recommendation. Staff recommends that the City Council approve the utility extension agreement, voluntary annexation and initial zoning.

Alternative 2)

Issues and Analysis. This request involves three separate items: an extension agreement, voluntary annexation, and initial zoning.

Utility Extension Agreement

Approval of the EA would authorize the applicant to serve the site by connecting to the existing City water and sewer mains that are adjacent to the site. The existing sanitary sewer and water mains have capacity for the proposed development. No offsite improvements will be required, only proposed sewer and water mains within the projects scope will be required.

Voluntary Annexation Petition

The Administration is requesting the Council conduct a public hearing and consider annexation of the subject property with an effective date of March 31, 2014. The public hearing will be held in compliance with N.C. General Statute 160A-31.

Initial Zoning

State Statutes (General Statute 160A-360) require that a municipality annexing land place it's zoning designation on the property within 60 days of the effective date of the annexation. Staff is recommending an initial zoning designation of Residential Rural (RR) on the property, consistent with City policy. The RR zoning district is the least intense residential zoning district permitted in the Suburban Tier based on the size of the lot.

Utility Impacts. Public Works has indicated that adequate City water and sewer service is available for this site.

Financial Impacts. The estimated annual General Fund revenues generated from this annexation area under the initial zoning map change at build out in FY2014-15 is \$320. The estimated annual General Fund expenditures associated with providing City services at build out is \$5,623. The estimated annual General Fund net gain to the City at build out is \$3. The cumulative estimated General Fund net gain to the City at build out is \$3,828.

A cost-benefit analysis is attached that provides cost and revenue projections through FY2024-25, including CIP expenses.

The chart below contains additional details regarding projected departmental revenue and expense projections.

Department/Type	Revenues	Expenses
Emergency Communications	No revenues anticipated.	No additional expenses are anticipated.
Fire	Annual inspection fees will total \$320.	No additional expenses are anticipated.
General Services	No revenues anticipated.	No additional expenses are anticipated.
Inspections	No revenues anticipated.	No material impacts
Parks & Recreation	No revenues anticipated.	No additional expenses are projected with this annexation.
Planning	One time revenues for site plan review, final plat: \$3,825	No additional expenses are anticipated.
Police	No revenues anticipated.	First year estimated one time-cost of \$7,810, and ongoing annual cost of \$5,513.
Public Works	No Impacts - all revenues would be stormwater related	No impacts - all expenditures would be stormwater related.
Solid Waste	No revenues anticipated.	No Impacts
Transportation	No revenues anticipated.	No Impacts
Water Management	No revenues anticipated.	No Impacts

Alternatives. The Council could deny EA and voluntary annexation petition. No action would be required or authorized on the initial zoning.

SDBE Summary. This item has no known SDBE impact.

Attachments

- Attachment 1: Context Map
- Attachment 2: Aerial Map
- Attachment 3: Cost/Benefit Analysis
- Attachment 4: Clerk Certification
- Attachment 5: Legal Description
- Attachment 6: Case D1300283 Site Plan
- Attachment 7: Estimated Utility Life Cycle Costs
- Attachment 8: Utility Extension Agreement
- Attachment 9: Annexation Ordinance
- Attachment 10: Initial Zoning Ordinance